

Document #4855

1/8/87

MEMORANDUM

JANUARY 8, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on twenty-six zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

NeighborhoodsRecommendations

	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton	2			
Back Bay				
Beacon Hill				
Charlestown	3			
Chinatown				
City Proper				
Dorchester	4			
East Boston	2	1		
Fenway				
Government Center				
Hyde Park		2		
Jamaica Plain	1	1		
Kenmore				
Mattapan	1			
North End	1	1		
North Station	1			
Roslindale				
Roxbury	1			
South Boston	2			
South Cove				
South End	1			
West Roxbury	1			

Brighton

Approval Z-9432. 577A-583 Washington Street. Wholesale business.
Denial Z-9439. 34 Leamington Road. Basement apartment.

Charlestown

Approval Z-9394. 36 Austin Street. Two-story addition.
Approval Z-9399. 41-43 Auburn Street, Three-family dwelling.
Approval Z-9438. 142 Bunker Hill Street. Four-family dwelling.

Dorchester

Approval Z-9431. 39 Maxwell Street. One-family dwelling.
Approval Z-9434. 79085 Freeport Street. Two-story addition.
Approval Z-9408-9452. 137 Welles Avenue and 15 Banton Street. Commercial additions.

East Boston

Approval Z-9384. 73 Everett Street. Social club.
Approval Z-9413. 62-64 Leyden Street. Two-family dwelling
Denial Z-9430. 2-3 London Court. Inappropriate.

Hyde Park

Denial Z-9310-9398. 8-10 Andria Road. Two three-family dwellings.
Denial Z-9429. 253 Reservation Road. Two-family dwelling.

Jamaica Plain

Denial Z-9410-9411. 75-77 Green Street. Two-family dwellings.
Approval Z-9412. 324 Amory Street. Three-family dwelling.

Mattapan

Approval with proviso Z-9427. 1089 Blue Hill Avenue. Two apartments and commercial unit.

North End

Denial Z-9388. 5 Holden Court. Addition inappropriate.

North Station

Approval Z-9433. 133-137 Portland Street. Two-story addition.

Roxbury

Approval Z-9428. 340 Blue Hill Avenue. Rear porches.

South Boston

Approval Z-9393. 15 West Broadway. Office building.

DEFERRED

Approval Z-9440-9442. 15-19 Mohawk Street. Three attached one-family dwellings.

South End

Approval Z-9359. 223 Northampton Street. Five apartments.

West Roxbury

Approval Z-9435-9436. 76-78 Cowing Street. One-family dwelling.

Roxbury

Deferral Z-9472 95-95A Moreland Street.

BOARD OF APPEAL REFERRALS

January 8, 1987

Hearing

- | | | | |
|------|---------------|---------|---|
| 1. | Z-9310 & 9398 | 1/20/87 | Richard Corsi
8-10 Andria Road, Hyde Park |
| *2. | Z-9359 | 1/20/87 | Alan Dinsfriend
223 Northampton Street, Boston |
| *3. | Z-9384 | 1/13/87 | Michael Dinicola
73 Everett Street, East Boston |
| 4. | Z-9388 | 1/13/87 | High Court Realty Trust
5 Holden Court, Boston |
| 5. | Z-9393 | 1/20/87 | Robert Nugent & Marie McFadden
15 West Broadway, South Boston |
| 6. | Z-9394 | 1/20/87 | William Pizzurro
36 Austin Street, Charlestown |
| 7. | Z-9399 | 1/13/87 | Thomas Celata
41-43 Auburn Street, Charlestown |
| *8. | Z-9408 & 9452 | 1/20/87 | Arthur N. Landry, Jr. & Marjorie Landry
137 Welles Avenue & 15 Banton Street
Dorchester |
| 9. | Z-9410-9411 | 1/13/87 | Nancy P. Levin & Patricia Wolf
75-77 Green Street, Jamaica Plain |
| 10. | Z-9412 | 1/13/87 | Stanley J. Sabuk
324 Amory Street, Jamaica Plain |
| *11. | Z-9413 | 1/13/87 | Antonia Contrada
62-64 Leyden Street, East Boston |
| 12. | Z-9427 | 1/13/87 | Elsa H. Frederick
1089 Blue Hill Avenue, Dorchester |
| 13. | Z-9428 | 1/20/87 | New Covenant Christian Center
340 Blue Hill Avenue, Roxbury |
| 14. | Z-9429 | 1/13/87 | George & Kathleen Kougias
253 Reservation Road, Hyde Park |
| *15. | Z-9430 | 1/13/87 | Giovanni Castiello
2-3 London Court, East Boston |
| 16. | Z-9431 | 1/13/87 | Kevin A. Crosby
39 Maxwell Street, Dorchester |

*not included in original submission

BOARD OF APPEAL REFERRALS

Januray 8, 1987

Hearing

- | | | | |
|------|-------------|---------|--|
| 17. | Z-9432 | 1/13/87 | Zisis Halzieliftheriadis
577A-583 Washington Street, Brighton |
| *18. | Z-9433 | 1/20/87 | Trustees of Portland Street Trust
135-137 Portland Street, Boston |
| 19. | Z-9434 | 1/13/87 | Wings Realty Trust
79-85 Freeport Street, Dorchester |
| 20. | Z-9435-9436 | 1/20/87 | Esther & Joseph DeBenedictis
76-78 Cowing Street, West Roxbury |
| 21. | Z-9438 | 1/20/87 | C & A Realty
142 Bunker Hill Street, Charlestown |
| 22. | Z-9439 | 1/20/87 | Fred Ahearn
34 Leamington Road, Brighton |
| 23. | Z-9440-9442 | 1/20/87 | P & T Realty Trust
15-18 Mohawk Street, South Boston |
| *24. | Z-9472 | 1/20/87 | Royal L. Bolling, Jr.
95-95A Moreland Street, Roxbury |

*not included in original submission

MEMORANDUM

January 8, 1987

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FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR OF
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 1/20/87 Z-9310 & 9398
Richard Corsi
8-10 Andria Road
Hyde Park

Site: 2½-Story structures

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two-family dwellings to
two three-family dwellings.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area.

VOTED: In reference to petitions Z-9310 & 9398,
Richard Corsi, 8-10 Andria Road, Hyde Park, for
two forbidden uses and two variances for change
of occupancy from two one-family dwellings to
two three-family dwellings in a residential (R-.5)
district, the Boston Redevelopment Authority
recommends denial. Property is located at the
closed end of a cul-de-sac and predominantly
single-family street. Division of the structures
into separate floors for independent residential
units is contradictory to the residential character
of the neighborhood. Unit size, open space, and
off-street parking are considerably less than
surrounding properties. In 1975, the Board of
Appeal approved each of the one-family dwellings
with the following proviso: that the premises
be limited in use to one (1) single-family residence
which use is specifically and permanently so limited
by this Board.



Z-9310 & 9398

8-10 ANDRIA RD, HYDE PARK

Board of Appeal Referrals

1/8/87

Hearing: 1/20/87 Z-9359
Alan Dinsfriend
223 Northampton Street
Boston

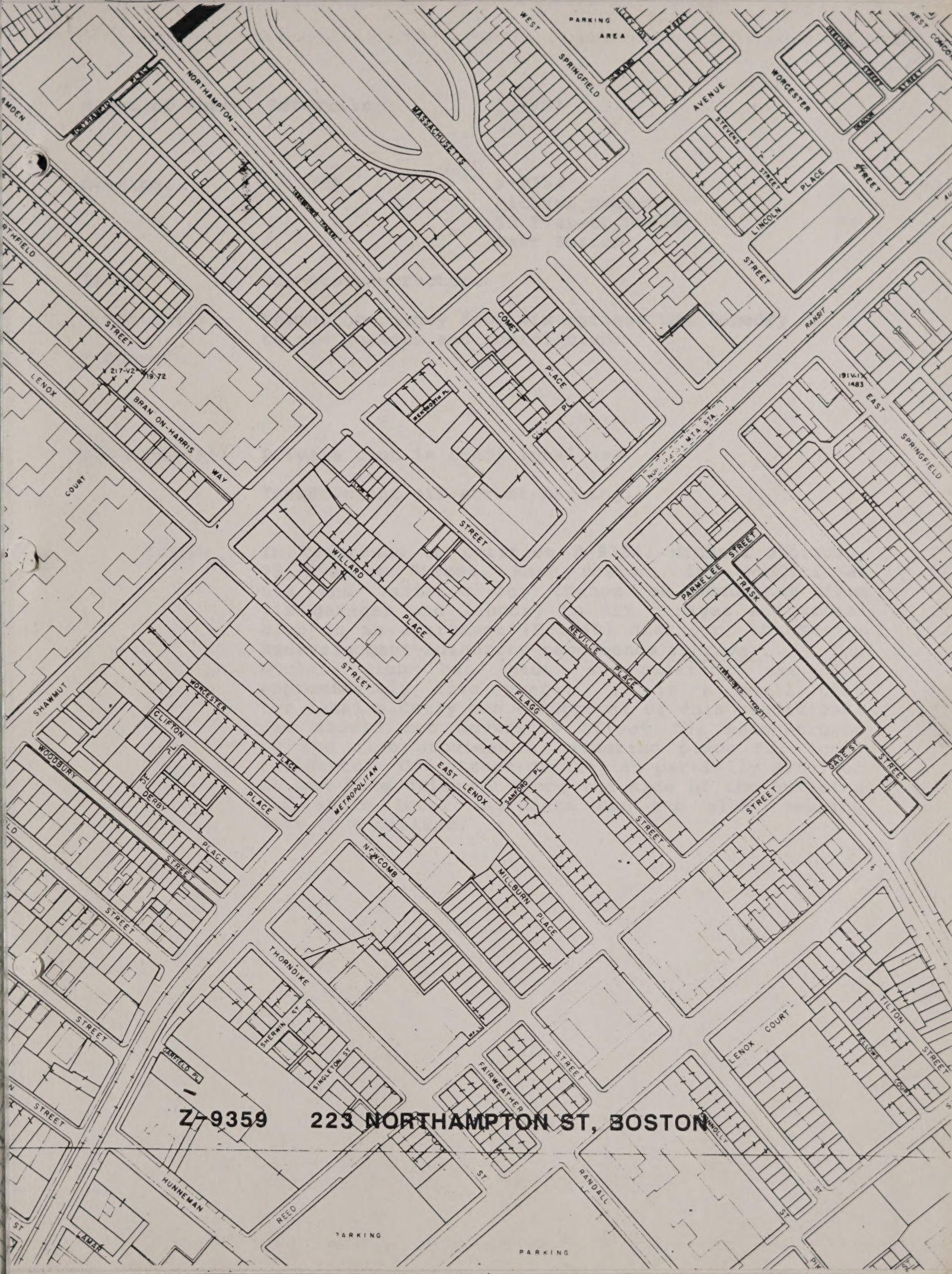
Site: 4,090 Square feet of vacant land

District(s): Apartment (H-2)

Purpose: Erect 3½-story five-unit apartment structure.

Violation(s): Excessive floor area ratio.
Insufficient off-street parking.

VOTED: In reference to petition Z-9359, Alan Dinsfriend, 223 Northampton Street, Boston, for two variances to erect 3½-story five-unit apartment structure in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with proviso: that plans be submitted to the Authority for design review approval and that a good faith effort be made to provide required parking. Appellant is currently reviewing plans with the South End Historical Society and the Chester Square Neighborhood Association.



Z-9359

223 NORTHAMPTON ST, BOSTON

Board of Appeal Referrals

1/8/87

Hearing: 1/13/87 Z-9384
Michael Dinicola
73 Everett Street
East Boston

Site: One-story structure

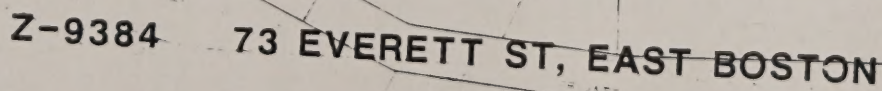
District(s): Change occupancy from six garages and laundry
to six garages and social club.

Purpose:

Violation(s): Private club is conditional use.

Insufficient off-street parking.

VOTED: In reference to petition Z-9384, Michael Dinicola, 73 Everett Street, East Boston, for conditional use and variance for change of occupancy from six garages and laundry to six garages and social club in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends approval. The social club has been an existing use for approximately five years. It is a small club for local elderly men. Approval of this conditional use should not adversely affect the neighborhood as the club provides a gathering place for local residents. Off-street parking is partially provided in the long driveway along the side of the building and again local residents use the club, keeping cars to a minimum.



Board of Appeal Referrals

1/8/87

Hearing: 1/13/87

Z-9388
High Court Realty Trust
5 Holden Court
Boston

Site: Three-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from four- to five-family dwelling;
erect one-story addition.

Violation(s): Excessive floor area ratio.

Insufficient open space.

VOTED: In reference to petition Z-9388, High Court Realty Trust, 5 Holden Court, Boston, for two variances for change of occupancy from four- to five-family dwelling and erect one-story addition in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Holden Court is a narrow, dead end pedestrian way off of Commercial Street. Buildings around Holden Court are three stories with uniform facade design. Four-story buildings are situated at each corner of Commercial Street. Due to high density, limited access, and architectural uniformity, an additional story would not be appropriate at this location.



Z-9388 5 HOLDEN CT, BOSTON

Board of Appeal Referrals

1/8/87

Hearing: 1/20/87 Z-9393
Robert Nugent & Marie McFadden
15 West Broadway
South Boston

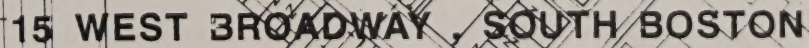
Site: Vacant land

District(s): General business (B-1)

Purpose: Combine lots; erect four-story office and garage building.

Violation(s): Excessive floor area ratio and building height.
Insufficient rear yard, setback of parapet, and off-street parking.

VOTED: In reference to petition Z-9393, Robert Nugent & Marie McFadden, 15 West Broadway, South Boston, for five variances to erect four-story office and garage building in a general business (B-1) district, the Boston Redevelopment Authority recommends ~~approval with proviso that plans be submitted to the Authority for comprehensive design review approval including height, bulk, and facade treatment.~~ The petitioner seeks to erect a four-story office building on the combined lots to be known as 15 West Broadway. The proposed building is designed to cover the entire lot and accommodate parking for nine cars on the first floor and office space on floors two through four (approximately 11,286 square feet of office space). The height of the proposed building is 46 feet, six feet in excess of the Code requirement of a 40 foot limit. The addition of an office use to this area would add to the existing mix of commercial, residential, and institutional uses. The proximity of the location to the Broadway MBTA station presents the opportunity for both employees and clients of such office uses to take advantage of public transportation. Proximity to a major intersection supports the need for a use, such as commercial/office, that would benefit from such a location rather than a use that might be negatively impacted from a high traffic volume area. The design of this building must be sensitive to its visible location and parking area must be designed so as to assure the safety of those using it as well as the pedestrians passing by and the general public.



Board of Appeal Referrals

1/8/87

Hearing: 1/20/87

Z-9394
William Pizzurro
36 Austin Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Erect two-story addition to three-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-9394, William Pizzurro, 36 Austin Street, Charlestown, for two variances to erect two-story addition to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The addition will measure approximately 18' x 11' and will be located above the single-story portion at the right rear to bring it in line with the remainder of the structure. Proposal will create an additional bedroom in each of the two existing units on the second and third floors and living space that will add to the quality of the units.



PHIPPS STREET
CEMETERY

MILLER

CHAPMAN

AUSTIN

FREDERICK D. EMMONS
PLAYGROUND

WASHINGTON

LYNDE

UNION

AVENUE

FRONT

Z-9394

36 AUSTIN ST, CHARLESTOWN

151 Y-3
29 52

AVENUE

Hearing: 1/13/87 Z-9399
Thomas Celata
41-43 Auburn Street
Charlestown

Site: Vacant land

District(s): Apartment (H-1)

Purpose: Erect three-family dwelling.

Violation(s): Insufficient lot area, front, rear yards, and
off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-9399, Thomas Celata, 41-43 Auburn Street, Charlestown, for five variances to erect a three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval. The proposed structure is a three-story structure on a grade change which allows for the basement to be at least 50 percent above the mean grade. The units within the proposed structure will occupy the floors as follows: unit #1 will occupy the basement, unit #2 will occupy the first floor, and unit #3 will occupy the second and third floors. Each floor offers approximately 1,300 square feet of living area. The proposal allows for three off-street parking spaces accessed by Auburn Terrace. With the drop in grade and the structure having an 8 foot side yard, there is adequate window area to allow for natural light and air for the basement unit.



Z-9399

41-43 AUBURN ST.

CHARLESTOWN

Hearing: 1/20/87 Z-9408 & 9452
Arthur N. Landry, Jr. & Marjorie Landry
137 Welles Avenue &
15 Banton Street
Dorchester

Site: One-story structure

District(s): Local business (L-1)

Purpose: Erect one-story additions to retail sales service
and commercial laundry structure.

Violation(s): Parking garage is conditional use.

Change in nonconforming use.

Insufficient front, side, and rear yards.

VOTED: In reference to petition Z-9408, Arthur N. Landry, Jr. & Marjorie Landry, 137 Welles Avenue & 15 Banton Street, Dorchester, for conditional use, change in nonconforming use, and four variances to erect additions to retail sales service and commercial laundry structures in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans inclusive of exterior treatment of the buildings and landscaping be submitted to the Authority for design review approval. The addition at 15 Banton Street is for a service area and loading docks and at 137 Welles Avenue for a garage for cars and trucks servicing the laundry business. The proposed additions are to the rear of the residential and industrial buildings and will provide more adequate operation of the existing business and help prevent vandalism to the cars and trucks presently on site. The proposed construction is not an expansion into the surrounding neighborhood but an upgrading of the physical plant. The abutting residential homes will be provided with a buffer of plantings and will not be impacted by the construction. This is a mixed residential and commercial area with local businesses and homes abutting each other.



Z-9408 & 9452 137 WELLES AVE & 15 BANTON ST DORCHESTER

Board of Appeal Referrals

1/8/87

Hearing: 1/13/87 Z-9410-9411
Nancy P. Levin & Patricia Wolf
75-77 Green Street
Jamaica Plain

Site: Three-story structures

District(s): Local business (L-1)

Purpose: Change occupancy from two one-family dwellings
to two two-family dwellings.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area, open space, side, and rear
yards.

Excessive floor area ratio.

VOTED: In reference to petitions Z-9410-9411,
Nancy P. Levin & Patricia Wolf, 75-77 Green Street,
Jamaica Plain, for forbidden use and seven variances
for change of occupancy from two one-family
dwellings to two two-family dwellings in a local
business (L-1) district, the Boston Redevelopment
Authority recommends denial. Proposed conversion
of attic space into a housing unit is totally
inappropriate. Gross floor area in itself is
unacceptable and with the layout and roofline
the unit becomes unworkable. The structure was
subdivided once this past year; the creation of
two substandard apartments has no justification.
There is insufficient parking and the street is
heavily travelled and a one way. Therefore,
on-street parking is not an acceptable solution.
This would be a poor precedent.



Z-9410-9411

75-77 GREEN ST.

JAMAICA PLAIN

Board of Appeal Referrals

1/8/87

Hearing: 1/13/87 Z-9412
Stanley J. Sabuk
324 Amory Street
Jamaica Plain

Site: Three-story structure

District(s): Manufacturing (M-1)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Insufficient open space and off-street parking.

VOTED: In reference to petition Z-9412, Stanley J. Sabuk, 324 Amory Street, Jamaica Plain, for two variance to legalize occupancy as three-family dwelling in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval of conversion to a three family. Open space requirement is offset by proximity to the Southwest Corridor parkland. The parking deficiency is likewise offset by the proximity to the MBTA stations. There are plans showing a penthouse, but there is no mention of this in the application. This approval does not apply to a penthouse, but only a conversion.



Z-9412

324 AMORY ST.

JAMAICA PLAIN

Board of Appeal Referrals

1/8/87

Hearing: 1/13/87 Z-9413
Antonia Contrada
62-64 Leyden Street
East Boston

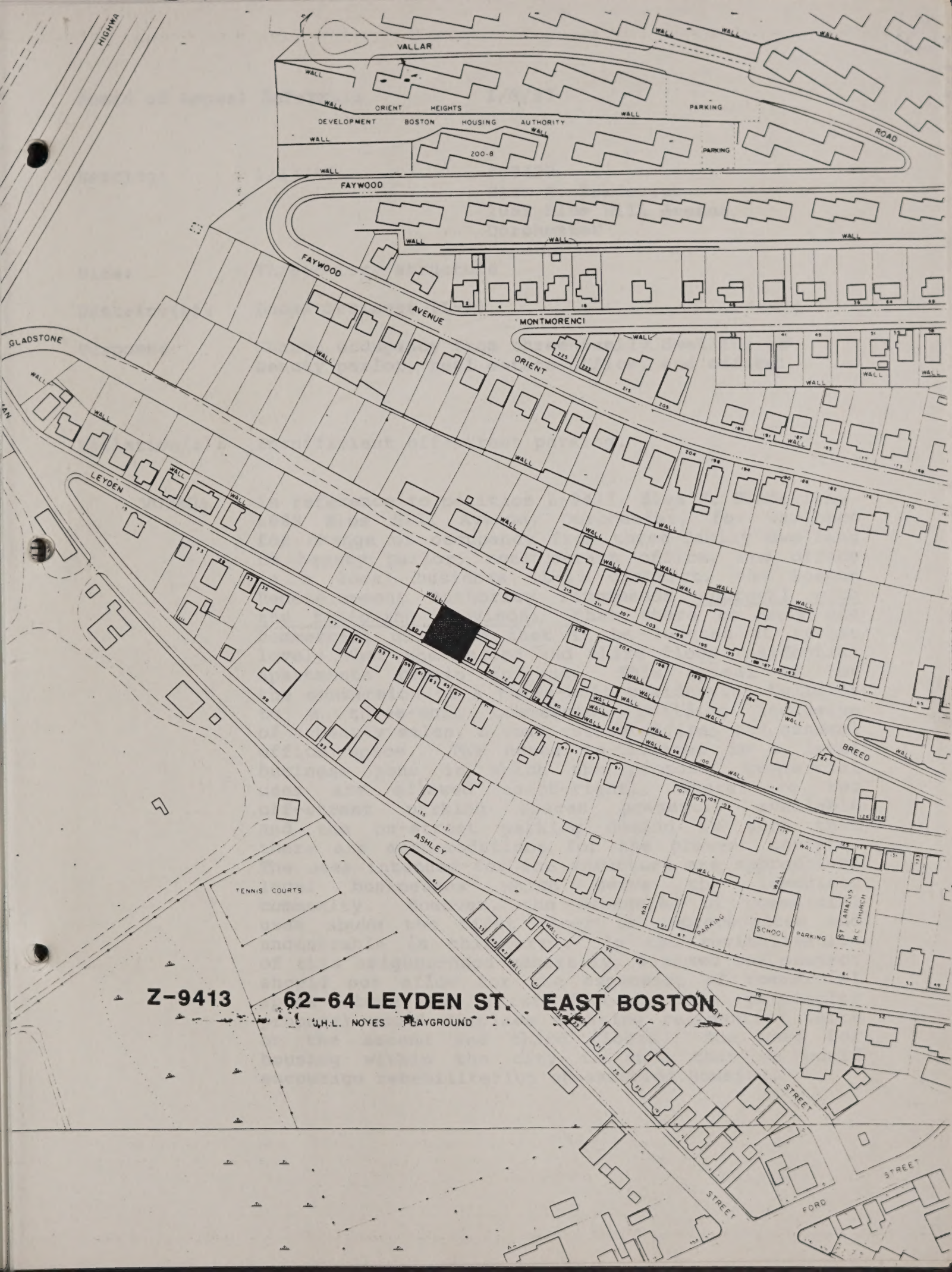
Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-9413, Antonia Contrada, 62-64 Leyden Street, East Boston, for variance to erect a two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso: that plans be submitted to the Authority for design review approval. The lot area is only 100 feet deficient for this proposed two-family structure. However, the lot is of a sufficient size to accommodate parking on site (provided by two garages) and appropriate side and rear yards. The homes in this neighborhood are generally one- and two-family structures on relatively large parcels--construction of this two family would be consistent with this prevailing character. This proposed land use would not adversely affect the abutting properties but would upgrade the site.



Z-9413

62-64 LEYDEN ST.

EAST BOSTON

U.H.L. NOYES PLAYGROUND

Hearing: 1/13/87 Z-9427
Elsa H. Frederick
1089 Blue Hill Avenue
Dorchester

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from three-family dwelling to beauty parlor, real estate office, and office.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-9427, Elsa H. Frederick, 1089 Blue Hill Avenue, Dorchester, for variance for change of occupancy from three-family dwelling to beauty parlor, real estate office, and office in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that there be only one commercial unit and that it be located at street level; that the second and third floor residential apartments remain in use. This appeal is for the conversion of a three-unit residential building to a three-unit commercial building inclusive of a beauty salon, a real estate office, and general office space. The house is located in a local business zone in which the proposed commercial uses are allowed as-of-right. There are two off-street parking spaces presently available and the on-street parking demand is such that there are accommodations for the present tenants. The uses intended for the structure are appropriate local businesses which serve the immediate community. However, the expansion of commercial uses above the first floor is unprecedented and undesirable in this area. In the revitalization of this neighborhood generally, a mixed use project should not allow for the expansion of commercial space above the first floor. This particular proposal would displace existing residential units on the second and third floors. The need for housing within the city is such that we would encourage rehabilitation of existing housing.



2-9427

1089 BLUE HILL AVE. MATTAPAN

Board of Appeal Referrals

1/8/87

Hearing: 1/20/87 Z-9428
New Covenant Christian Center
340 Blue Hill Avenue
Roxbury

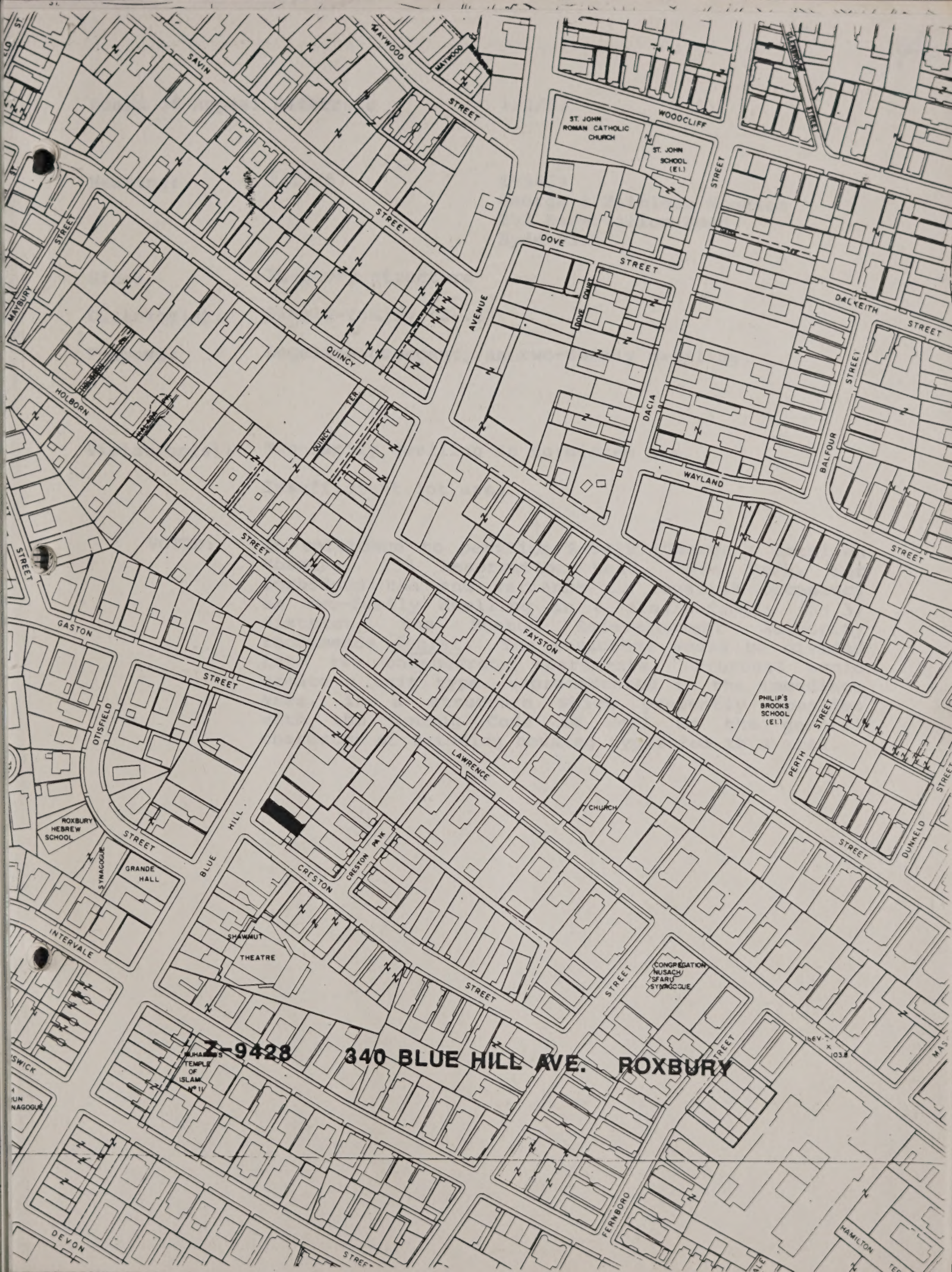
Site: Three-story structure

District(s): Local business (L-1)

Purpose: Extend rear porches.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9428, New Covenant Christian Center, 340 Blue Hill Avenue, Roxbury, for variance to extend rear porches in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Proposed construction of three rear porches 10' x 19' which will also provide secondary egress for the first, second, and third floors. Rear yard deficiency was an existing condition prior to the present appeal which was increased with the reconstruction of the rear porches. The proposal will upgrade the present structure and provide safe secondary exit from the building as well as improve the exterior of the building. The extension of the porches does not create negative impacts on the surrounding neighborhood nor does it create a precedent because there are other rear porches larger and closer to the rear lot lines.



2-9428

340 BLUE HILL AVE. ROXBURY

Board of Appeal Referrals

1/8/87

Hearing: 1/13/87 Z-9429
George & Kathleen Kougias
253 Reservation Road
Hyde Park

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.
Insufficient lot area.

VOTED: In reference to petition Z-9429, George & Kathleen Kougias, 253 Reservation Road, Hyde Park, for forbidden use and variance to legalize occupancy as two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. The structure would be divided into two one-bedroom apartments. Proposal would create a unit type, unprecedented in the immediate area, in a structure which presently complies with the Zoning Code as well as the general character of existing housing types for this area.

SMITH'S POND PLAYGROUND

ROAD

FIELD

RESERVATION

JOHN H. DOOLEY
MEMORIAL
PLAYGROUND

BRAINARD

STREET

COLEMAN

CLEVELAND

BEAVER

WINSLOW

CHILD

COURT

STREET

RIVER

PARKING

ST. ALBERT

R.C. CHURCH

7-9429

253 RESERVATION ROAD

HYDE PARK

FRANKLIN

STREET

STREET

ST.

RIVER

STREET

CHARLES

SUNNYSIDE

WILLIAM E. CHANNING
EL. SCHOOL

DRURY

THOMPSON

Board of Appeal Referrals

1/8/87

Hearing: 1/13/87 Z-9430
Giovanni Castiello
2-3 London Court
East Boston

Site: Two-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient lot area, frontage, front, and rear yards.

VOTED: In reference to petition Z-9430, Giovanni Castiello, 2-3 London Court, East Boston, for variance to legalize occupancy as two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. The applicant obtained a permit to rehabilitate the structure and obtained an amended permit to repair the foundation of a nonconforming use. However, this structure was completely reconstructed in violation of the permit. The size and location of this parcel render the new two-family structure inappropriate. Although the historic use of the site was a two-family structure, this building is affecting the abutting properties in a very grave manner. Access to the site is through a once narrow pedestrian alleyway between two triple deckers. The applicant has removed a set of stairs and light pole to make the alley accessible for vehicles. The construction of this nonconforming use was completed without following the appeal process, may pose a greater threat to abutting neighbors if automobiles are allowed to enter the site off of London Street. This building is literally tucked into the backyards of abutting properties. Neighbors have been denied a chance to regain important open space and lessen the extremely dense living conditions that were and still are prevalent in this neighborhood.



Z-9430

2-3 LONDON COURT, EAST BOSTON

EAST

Board of Appeal Referrals

1/8/87

Hearing: 1/13/87 Z-9431
Kevin A. Crosby
39 Maxwell Street
Dorchester

Site: 4,568 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area and rear yard.

VOTED: In reference to petition Z-9431, Kevin A. Crosby, 39 Maxwell Street, Dorchester, for two variances to erect one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Proposal will eliminate a vacant unused lot and enhance this residential neighborhood.



Z-9431

39 MAXWELL ST

DORCHESTER

CHARLES H. TAYLOR
ELEMENTARY SCHOOL

Board of Appeal Referrals

1/8/87

Hearing: 1/13/87

Z-9432

Zisis Halzieliftheriadis ✓
577A-583 Washington Street
Brighton

Site: Three-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from four-family, restaurant,
two stores, and retail sale of pasta to same and
pasta wholesale.

Violation(s): Wholesale business is forbidden use.

VOTED: In reference to petition Z-9432, Zisis
Halzieliftheriadis, 577A-583 Washington Street,
Brighton, for forbidden use for change of occupancy
from four-family dwelling, restaurant, two stores,
and retail sale of pasta to same and pasta wholesale
in a local business (L-.5) district, the Boston
Redevelopment Authority recommends approval with
proviso that wholesale business be limited solely
to pasta and that the occupancy be coterminus
with tenants' lease.



2-9432

577A-583 WASHINGTON ST. BRIGHTON

Hearing: 1/20/87 Z-9433
Trustees of Portland Street Trust
135-137 Portland Street
Boston

Site: Vacant four-story structure

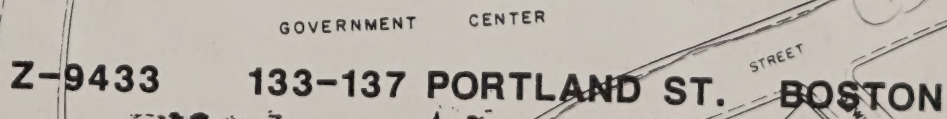
District(s): Manufacturing (M-4)

Purpose: Erect two-story addition to warehouse structure.

Violation(s): Excessive floor area ratio.

Insufficient rear yard and setback of parapet.

VOTED: In reference to petition Z-9433, Trustees of Portland Street, Trust, 135-137 Portland Street, Boston, for three variances to erect two-story addition to warehouse structure in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval with proviso: that Contract Documents and materials samples be submitted for continuing design review approval. Approval is based on revised design submitted to BRA staff on January 5, 1987. Proposed addition complements existing Bulfinch Triangle district historic architecture by incorporating compatible materials at public facades and by maintaining well-defined street walls. Four-story existing vacant building will be rehabilitated for first-class office use; existing concrete perimeter sidewalks will be improved with brick paving.



Hearing: 1/13/87

Z-9434
Wings Realty Trust
79-85 Freeport Street
Dorchester

Site: Three-story structure

District(s): Manufacturing (M-1)

Purpose: Combine lots; erect two-story addition to retail, office, and storage structure.

Violation(s): Excessive floor area ratio.

Insufficient rear yard and off-street parking.

VOTED: In reference to petition Z-9434, Wings Realty Trust, 79-85 Freeport Street, Dorchester, for three variances to erect two-story addition to retail, office, and storage structure in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of landscaping and exterior treatment of structure along Ellsworth Street be submitted to the Authority for design review approval. Addition to be constructed on a vacant lot presently used as a dumping area and a safety hazard to surrounding residential and commercial properties will expand existing warehouse space, provide a buffer for abutters, and eliminate retail activity along Freeport Street. Off-street loading for tenants as well as landscaping for abutting residential properties will eventually be provided.



Z-9434 79-85 FREEPORT ST, DORCHESTER

Hearing: 1/20/87 Z-9435-9436
Esther & Joseph DeBenedictis
76-78 Cowing Street
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.3)

Purpose: Subdivide; erect one-family dwelling.

Violation(s): Insufficient lot area, width, front, side yards,
and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petitions Z-9435-9436, Esther & Joseph DeBenedictis, 76-78 Cowing Street, West Roxbury, for ten variances to subdivide and erect a one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with the following provisos: that off-street parking be provided; that plans be submitted to the Authority for design review approval. Proposal consistent with residential area.



Z-9435-9436

76-78 COWING ST. WEST ROXBURY

Board of Appeal Referrals

1/8/87

Hearing: 1/20/87 Z-9438
C & A Realty
142 Bunker Hill Street
Charlestown

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from two apartments and retail store to four-family dwelling and retail store.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-9438, C & A Realty, 142 Bunker Hill Street, Charlestown, for two variances for change of occupancy from two apartments and retail store in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Proposed occupancy indicates two one-bedroom apartments each at 600 square feet and two two-bedroom apartments, each at 850 square feet located on the second and third floors of the existing structure with the store occupying the first floor. The building is located on the corner of Bunker Hill and Monument Streets. This location offers the residents of the proposed renovated units the convenience of being on a major bus route. The proposed units are of an acceptable size both in square feet and number of bedrooms and density is in character with surrounding neighborhood.



Z-9438

142 BUNKER HILL ST, CHARLESTOWN

Hearing: 1/20/87 Z-9439
Fred Ahearn
34 Leamington Road
Brighton

Site: Two-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Insufficient lot area and off-street parking.
Excessive floor area ratio.

VOTED: In reference to petition Z-9439, Fred Ahearn, 34 Leamington Road, Brighton, for three variances for change of occupancy from one- to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposed basement apartment is more than half below grade and lacks sufficient square footage.



2-9439 34 LEAMINGTON RD, BRIGHTON

Board of Appeal Referrals

1/8/87

Hearing: 1/20/87 Z-9440-9442
P & T Realty Trust
15-19 Mohawk Street
South Boston

Site: 4,920 Square feet of land

District(s): Local business (L-.5)

Purpose: Erect three attached one-family dwellings.

Violation(s): Insufficient lot area, front yard, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petitions Z-9440-9442, P & T Realty Trust, 15-19 Mohawk Street, South Boston, for twelve variances to erect three attached one-family dwellings in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with specific attention to siting of structure and off-street parking be submitted to the Authority for design review approval. Existing lot can accommodate three units with parking and open space. Appellant worked with Authority on previous appeal.

2-9440-9442 15-19 MOHAWK ST. SOUTH BOSTON



Board of Appeal Referrals

1/8/87

Hearing: 1/20/87 Z-9472
Royal L. Bolling, Jr.
95-95A Moreland Street
Roxbury

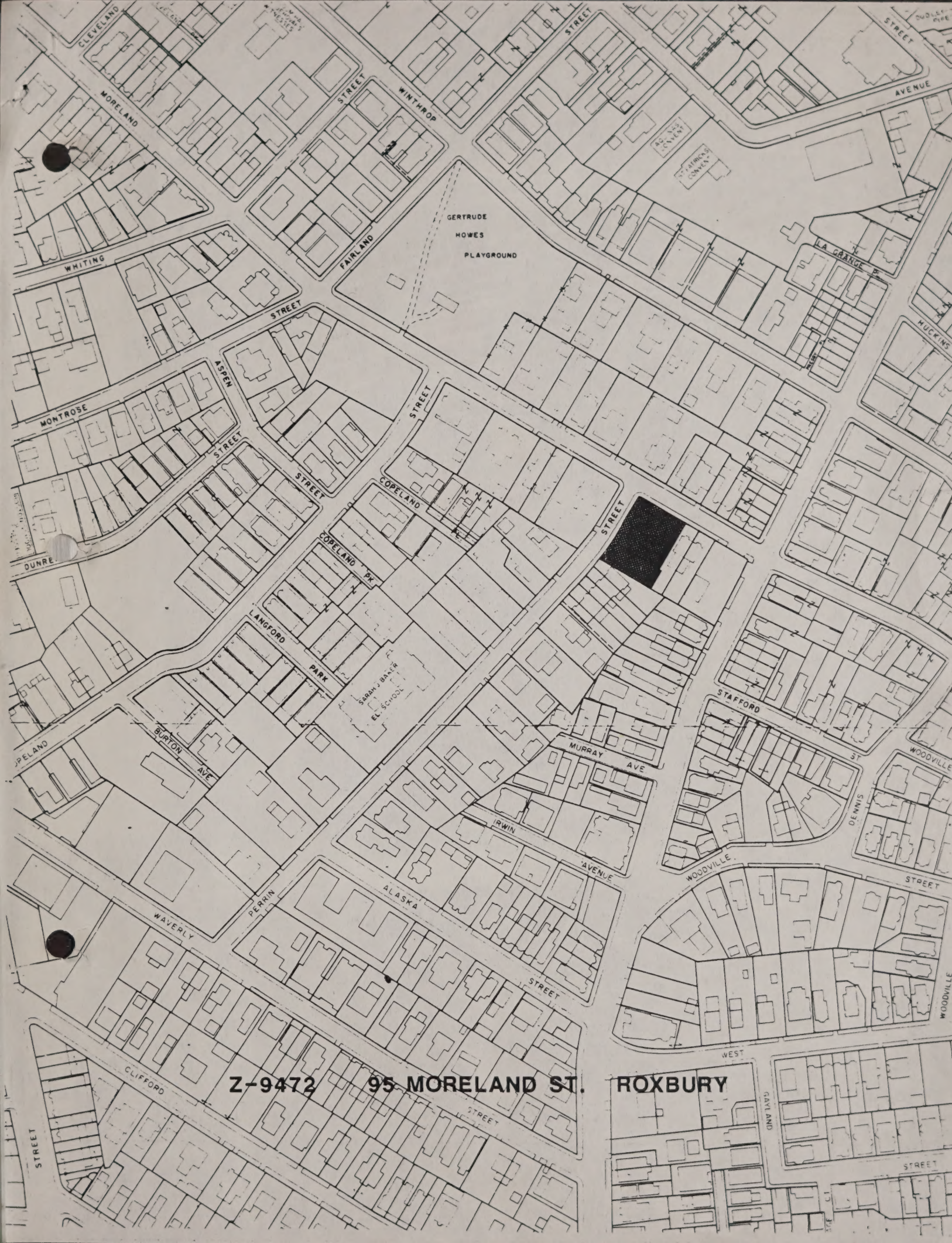
Site: Vacant two-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from nursing home and lodging house to thirteen apartments.

Violation(s): Insufficient lot area and off-street parking.
Excessive floor area ratio.

VOTED: In reference to petition Z-9472, Royal L. Bolling, Jr., 95-95A Moreland Street, Roxbury, for three variances for change of occupancy from nursing home and lodging house to 13 apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral. The appeal at 95-95A Moreland Street is for the conversion of a lodging house and nursing home to 13 residential apartments. The building is a vacant two-story structure which is located at the corner of Perrin and Moreland Streets. The residential structures surrounding the proposed project are a mix of detached multifamily homes. The proposed conversion of this building raises significant concerns regarding the appropriate density, unit size, and off-street parking provisions. The proposed conversion to 13 units needs to address the size of the units and the general unit mix of the housing existing in the area. The present proposal would greatly impact the surrounding area due to the number of one- and two-bedroom units and lack of off-street parking. The general character of the housing stock in this area supports family-sized units. The appellant has not met with the Authority or the community to address these concerns in order to mitigate the impacts this project will introduce.



Z-9472

95 MORELAND ST.

ROXBURY